

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 237 Popago Street No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-294-30-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Approx 2820 Sq Ft  
 Subdivision Chipeta Glen Subdivision Phase II Sq. Ft. of Lot / Parcel 9867 Sq Ft  
 Filing \_\_\_\_\_ Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 3350 Sq Ft  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name MR. MURD SEELEY  
 Address 650 TERRACE DR.  
 City / State / Zip Grand Jet Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name DORSEY CUSTOM HOMES  
 Address P.O. Box 40483  
 City / State / Zip Grand Jet, Co 81504  
 Telephone 986-1783

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>7'</u> from PL	Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	Voting District <u>"E"</u> Driveway Location Approval <u>WL</u> (Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

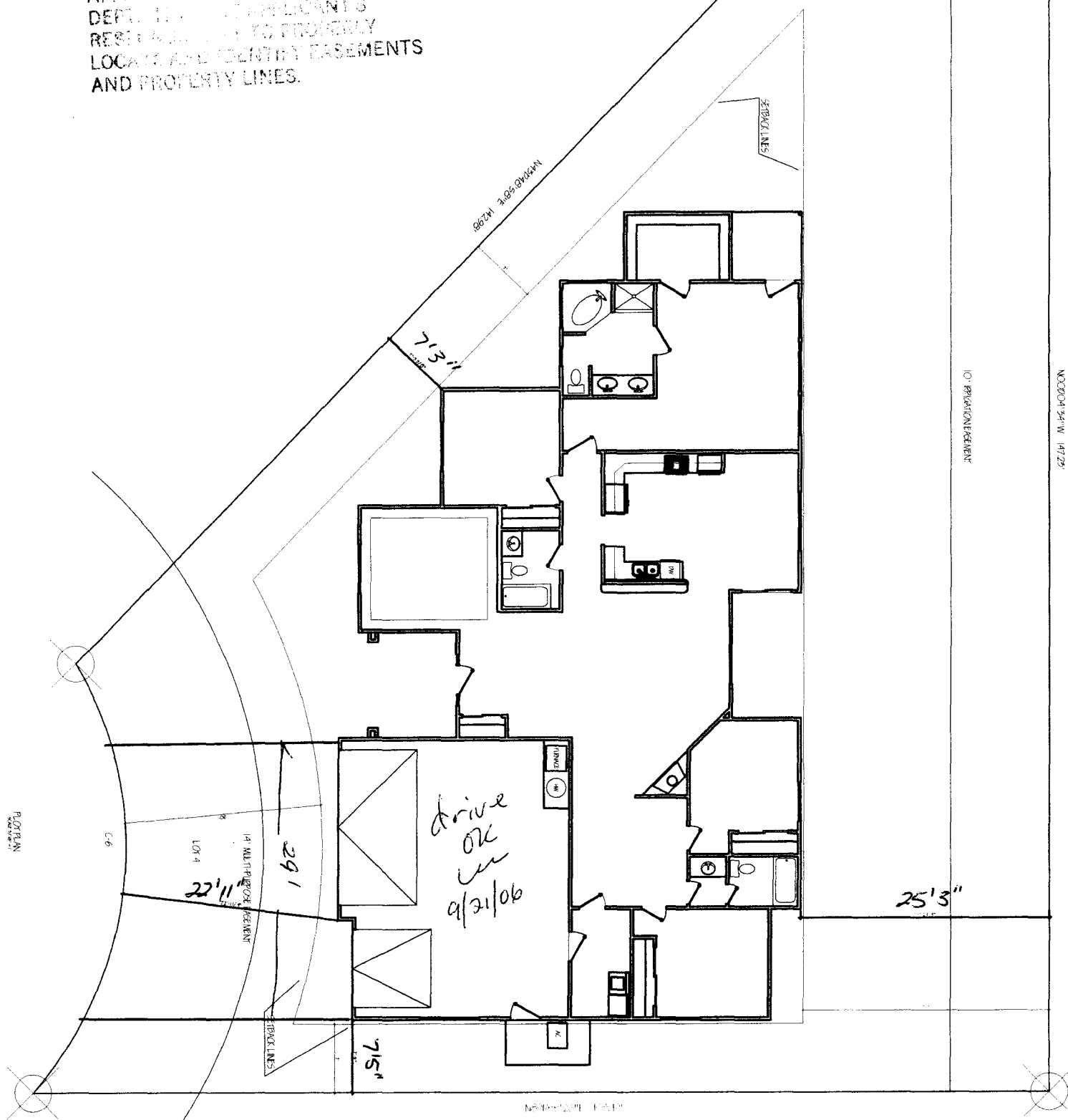
Applicant Signature [Signature] Date 9-18-06  
 Department Approval [Signature] Date 9/27/06

Additional water (and/or sewer tap fee(s)) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Planned</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/27/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *St. Judah A. Rice 9/27/06*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



PARKING LOT

C-6

LOT 4

14' MULTIPURPOSE RESIDENT

SETBACK LINES

7'5"

drive OK  
9/21/06

PROPERTY LINE

SETBACK LINES

PROPERTY LINE

PROPERTY LINE

25'3"